

# LAUREL & WYLDE

ESTATE AGENTS



## 7 Harvest Rise Moorland Street, Axbridge, Somerset BS26 2FH £385,000

\*\*\* BEAUTIFULLY PRESENTED 4 BEDROOM END TERRACE TOWN HOUSE \*\*\*WELL MAINTAINED AND IMMACULATE THROUGHOUT \*\*\*  
OPEN PLAN LOUNGE/KITCHEN/DINER \*\*\* UTILITY AREA \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* EN SUITE TO THE MAIN BEDROOM \*\*\* LOW  
MAINTENANCE REAR GARDEN \*\*\* SECURE OFF STREET PARKING FOR TWO VEHICLES \*\*\* WALKING DISTANCE TO THE CENTRE OF  
POPULAR MEDIEVAL AXBRIDGE \*\*\* EPC B \*\*\* COUNCIL TAX BAND D \*\*\*

This lovely modern town house has four bedrooms and is very conveniently and quietly located on the edge of the countryside, just a short walk away from the local Primary School and the centre of the historic, charming Market Town of Axbridge where you will find well supported independent Pubs/Restaurant and Cafes, an Antiques shop, a Pharmacy, Hairdressers, Barbers, The Hunting Lodge Museum and a local Co-Op Grocery Shop to name but a few. Axbridge is a hive of activity with some fabulous walks and scenery on its doorstep. This property also has the huge added benefit of secure off street parking.

## Front of Property



## Hallway

Access to the property is via a wooden door with inset glazed glass panel leading straight into the hallway. The hallway has a ceiling light, radiator, stairs to the first floor landing, door to the kitchen/diner/lounge

## Kitchen/Dining/lounge

25'5 x 10'9 (7.75m x 3.28m)

A dual and side aspect room with a UPVC double glazed sliding sash window to the front and a UPVC double glazed sliding sash window to the side, a wooden glazed door to the rear garden, wooden flooring, ceiling spotlights. To the kitchen end is a range of base and eye level units with a square edge granite work surface over, inset ceramic sink with a mixer tap over, integrated dishwasher, space for a tall fridge/freezer, space for a range style cooker with an extractor hood above and a stainless steel splashback, radiator. To the dining/lounge end there is the same wooden flooring, two ceiling lights, a feature fireplace housing a cast iron log effect gas stove sat on a granite hearth with a wooden plinth over, space for a dining room table and chairs, door to the utility.





**Utility**  
7'3 x 3'8 (2.21m x 1.12m)

is a rear aspect room with a double glazed sliding sash window, ceiling light, radiator. There is a granite worksurface with space underneath for two appliances (currently a washer/dryer). This room also house the wall mounted Baxi boiler, door to the cloakroom.



**First Floor Landing**

At the top of the landing is a radiator, ceiling light, stairs to the second landing, doors to bedrooms one and three.

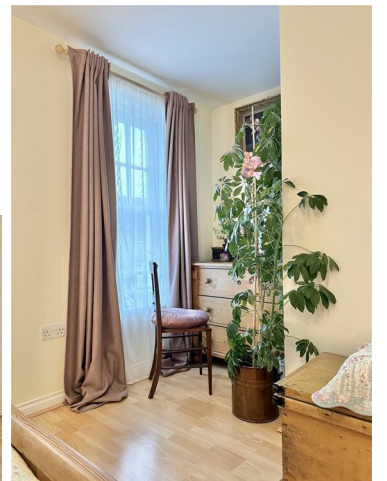
**Main Bedroom**  
14'6 x 10'5 (4.42m x 3.18m)

A front aspect room with two UPVC sliding sash windows, ceiling light, radiator, door to the en suite shower room.



**Cloakroom**  
5'5 x 2'7 (1.65m x 0.79m)

Featuring wooden flooring, ceiling spotlights, radiator, a low level WC with a hidden cistern and shelving above, pedestal wash hand basin, wall light.



**En suite Shower Room**  
7'10 x 5'6 (2.39m x 1.68m)

Has tiled flooring, ceiling spotlights, low level WC with hidden cistern, wash hand basin with a range of vanity cupboards underneath with a rolled edge surface over, a step-in shower enclosure housing a wall-mounted Mira electric shower, heated towel rail, shaver point and extractor fan.



**Bedroom Three**  
14'6 x 8'4 (4.42m x 2.54m)

A rear aspect room with a UPVC sliding sash window offering lovely views of the Mendip Hills, wood effect laminate flooring, ceiling light, radiator, telephone point, door to a storage cupboard (with internal shelving) and door to an additional cupboard.



**Second Floor Landing**

Two ceiling lights, loft hatch giving access to the roof space which has a light and an extensive area boarded for storage, radiator, doors to bedrooms two and four, the family bathroom and double doors to a very useful large closet which has hanging rails.

**Bedroom Two**  
10'11 x 8'9 (3.33m x 2.67m)

A front aspect room with 2 UPVC double glazed sliding sash windows, ceiling light, radiator.

**Bedroom Four**  
8'8 x 7'10 (2.64m x 2.39m)

A rear aspect room with a UPVC double glazed sliding sash window with lovely views towards The Mendips and Cheddar Gorge, ceiling light, radiator, telephone point. This room is currently used as an office.



**Bathroom**  
7'10 x 7'7 (2.39m x 2.31m)

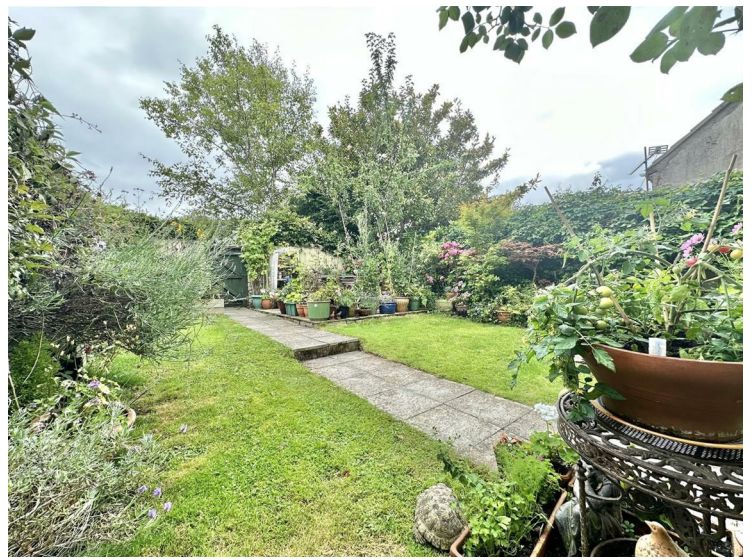
Tiled flooring, ceiling spotlights, a low level WC with hidden cistern, wash hand basin with vanity cupboard underneath, a panel enclosed bath, a step-in shower enclosure housing a Mira electric shower, a ladder style radiator, extractor fan.



### Rear Garden

Fully enclosed and private, the pretty rear garden has a central path with two lawn areas either either side taking you to a rear wooden pedestrian gate giving access to the parking spaces. There is a patio area to the far right corner perfect for housing garden furniture. There are flower, shrub and tree borders, raised beds and a shingle stone area perfect for a bench, garden tap. To the side is a path to a wooden gate giving you pedestrian access to the front, a shingle stone area perfect for housing pots and a garden shed for storage.





### Secure Parking

To the rear is a residents-only car park, accessed by a security code, including two dedicated parking spaces for this property. The communal area also has a large, secure bike shed for residents' use and a recycling area. This is maintained through an annual fee (currently £320 a year).



### Ground Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



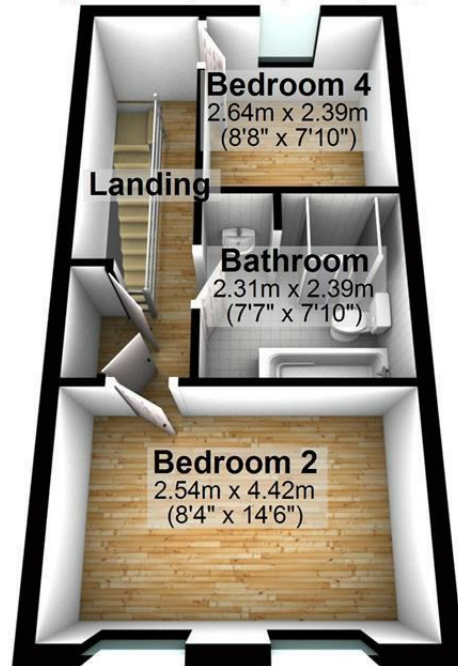
### First Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



### Second Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	